

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 12, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 12, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MARCH 5, 2012. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of March 5, 2012. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated March 2, 2012 listing property acquisitions, not in excess of \$5,000, processed during February 2012.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 12-059 **Transaction/Contract Type:** RE / Lease Renewal
Origin/Client: DAS / DAS
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced discussion of the proposal at 9:40 a.m. and concluded at 9:56 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

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OPEN SESSION

PRB # 12-060 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 68-161-11A
Grantee: Town of Killingly
Property: Tracy Road, Killingly, CT

Project Purpose: Assignment of Land to the Town of Killingly
Item Purpose: Assignment of approximately 11,179 SF of vacant land to the Town of Killingly for highway purposes in connection with the Reconstruction of Tracy Road and Park Road Project.

PRB # 12-061 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 68-161-11B
Grantee: Town of Putnam
Property: Park Road, Putnam, CT

Project Purpose: Assignment of Land to the Town of Putnam
Item Purpose: Assignment of approximately 2,353 SF of vacant land to the Town of Putnam for highway purposes in connection with the Reconstruction of Tracy Road and Park Road Project.

Mr. Dillon reported that PRB #12-060 and #12-061 concern releases of land acquired in Putnam and Killingly in connection with the reconstruction of Tracy Road and Park Road. The project is complete and it now necessary for the State to assign the land to the Towns per Agreement No. 04.29-09(96) dated 10/15/1996. The project is complete and it now necessary for the State to assign the land to the Town per Agreement No. 04.29-09(96) dated 10/15/1996. The project release area in Killingly comprises 11,179 SF of land SF which was part of the initial 58,728 SF acquired by the State for the project. The project release area in Putnam comprises 2,353 SF of land SF which was part of the initial 3,053 SF acquired by the State for the project. The original area acquired by the State through condemnation encompassed four contiguous parcels all under the ownership of the same individual. The project is complete and this is a release along a town street for highway purposes only and there is no monetary consideration.

PRB # 12-063 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-108A
Grantor: 17-35 Bartholomew Avenue, LLC
Property: 17 Bartholomew Avenue, Hartford, CT

Project Purpose: New Britain – Hartford Busway Project
Item Purpose: Acquisition of approximately 569.2 SF of defined easement area for transportation purposes, lump sum compensation for required site improvements on the affected area, contributory value of site improvements and compensation for extinguishment of a Right-Of-Way over the abutters land.

Ms. Goodhouse reported that the New Britain-Hartford Busway is a 9.4 mile corridor planned along the rail corridor linking downtown New Britain with Hartford's Union Station. DOT has 120 acquisitions (partial and total takings) planned.

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The subject site is located at 17 Bartholomew Avenue in Hartford and the subject property encompasses 1.15 acres ± improved with asphalt paving; it is a 104-space parking lot. In a previous taking from this parcel, DOT acquired a 1,395 SF easement for transportation purposes along the AMTRAK boundary (PRB File #10-336). Compensation was paid at the rate of \$3.50/sf as follows:

	Valuation	Damages
Transportation Easement Area	(1,395 SF X \$3.50/SF) X 95%	\$4,638
Loss of site improvements (wall)	Lump Sum	\$1,000
Loss of site improvements (pavement repair)	Lump Sum	\$1,000
Total (ROUNDED)		\$6,700

This agenda item concerns an additional easement for transportation purposes of 569.20 SF along the westerly boundary will be acquired. This taking will interfere with existing layout of the parking spaces. With rearranging and restriping, the lost spaces can be re-located on the premises. The damage award to re-design and re-stripe a portion of the lot was based on an estimate prepared by Baker Engineering.

On the adjacent property to the south, which is owned by Bartholomew Capital, LLC, the Grantor has a right of way as shown on the sketch provided. The right of way bisects the property and then runs along the Amtrak right of way to the Grantor’s property line. DOT will acquire (extinguish this right of way).

As before, an appraisal prepared by Mark J. Mickiewicz valued the site at \$3.50/SF. As compensation for the extinguished right of way over the adjacent property, a lump sum of \$7,000 was estimated based on an estimated area scaled from the taking map and calculated based on the land value (\$3.50/sf). The table summarizes the damages.

	Valuation	Damages
Transportation Easement Area	(569.20 SF X \$3.50/SF) X 99%	\$1,972
Site Improvement	Asphalt paving, 569.20 SF	\$ 500
Cost to re-design & re-stripe affected parking area	Lump Sum	\$7,300
Extinguishment of Right of way over Abutter’s land	Lump Sum	\$7,000
Total (ROUNDED)		\$17,000

Ms. Goodhouse recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the appraisal report prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

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PRB FILE #12-059 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12- 059. The motion passed unanimously.

PRB FILES #12-060 & #12-061 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB Files #12-060 and #12-061. The motion passed unanimously.

PRB FILE #12-063 – Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #12- 063. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary